

# \$1,090,000 - 2a Westbrook Drive, Edmonton

MLS® #E4430428

**\$1,090,000**

4 Bedroom, 2.50 Bathroom, 2,002 sqft  
Single Family on 0.00 Acres

Westbrook Estate, Edmonton, AB

Welcome to the prestigious and highly desired WESTBROOK DRIVE! Located on the premier street in Westbrook Estates this 0.34 acres (1,368 m2) lot backs onto the Derrick Golf course. Whether you are looking to renovate or develop, this property has loads of potential! Lot size of 90 x 190 ft presents a prime opportunity to revitalize the current home or build your dream home whether you want to build one big home or split the lots and build multiple. You are close to the best schools in the city including Westbrook School and Vernon Barford, as well as shopping, parks, private golf course (The Derrick Golf Club), ski hill and ravine trails. Transportation routes are just steps from your door allowing easy and quick commutes to the U of A, University hospital and downtown! Lovely neighbors and mature trees! Donâ€™t miss this rare opportunity!



Built in 1971

## Essential Information

MLS® #	E4430428
Price	\$1,090,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	2,002
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2a Westbrook Drive
Area	Edmonton
Subdivision	Westbrook Estate
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2C9

### Amenities

Amenities	Pool-Outdoor
Parking	Double Garage Attached
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Subdividable Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

**School Information**

Elementary	Westbrook School
Middle	Vernon Barford
High	Harry Ainlay

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	14
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 25th, 2025 at 7:32pm MDT